

MARI MILLER  
BROWN COUNTY ASSESSOR  
PO BOX 351  
Nashville, Indiana 47448  
Phone (812) 988-5466

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**An Overview of Brown County's 2016 Annual Trending (Revised)**

The following steps were taken to conduct the 2016 annual trending in Brown County:

**General Overview:**

Per the Indiana Board of Realtors, Brown County was reported as showing an increase in the average median home sale price for year 2015. With regards to sale prices to current assessment values, this was evident in a few of the neighborhoods. For the trending process, sales from 1/1/2015 through 12/31/2015 were used. There was one (1) sale from the 2014 time period that was used in Commercial Vacant study. This was the only sale that occurred during that time period within this grouping. There was no time adjustment of any sales, due to all the sales are from the mandated time period. The 2014 sale was not time adjusted as their isn't enough data to calculate. The Hamblen Conservancy taxing district continues to be the most active of all sales areas within the county. Jackson Township showed the greatest increase in the number of sales activity.

Brown County has only one township (Washington) where the number of vacant commercial properties exceeds a count of twenty-five (25). The majority of these is supporting properties for an improved parcel and actually should be combined.

The county implemented the new cost table, depreciation year as well as the suggested location code multiplier (LCM) as provided by the DLGF. Every residential neighborhood was analyzed. Sales were the primary base for any market factor changes. Additional information such as appealed properties and the net result of the depreciation change and LCM change was also taken into consideration when determining neighborhood factor adjustments.

Commercial and Industrial parcels were also updated with the new depreciation year and LCM change.

**Land Values:**

Land base rates were reviewed and as a whole were left unchanged.

**Market Adjustment Factors (Residential):**

As a result of the new depreciated year and LCM update, almost every improved residential property was affected in some manner. As stated above, Brown County remains relatively stable to slight increases, especially for its residential properties, with the Hamblen Conservancy area being the most active. New construction continues to take place throughout the county but there aren't any newly developed subdivisions being platted.

**Groupings:**

The following neighborhoods were grouped together for trending purposes:

7025500, 7035500, 7045500 & 7055500

7055110 & 7055120

**Commercial / Industrial:**

The depreciation year and LCM were changed for commercial/industrial properties. Only the township of Washington had any real activity, as it is only one of two townships that have more than twenty-five (25) commercial improved properties. Jackson Township is the other. There are only a total of eight (8) improved industrial properties in the entire county.

**Use of Sales information**

Brown County is committed to utilizing as many valid sales as possible, including multiple parcel sales. As stated above, the time period for sales used was from January 1, 2015 through December 31, 2015 for all class studies. The one exception would be the Commercial Vacant grouping as it was expanded to include a sale from 2014. Prior to this 2014 sale, the last occurring sale was in 2010. There was no time adjustment for any of the sales used. An additional file, titled ***"Brown County Sales Reconciliation Rpt"*** has been included with the submission of the ratio study. This file has two worksheets; 1. ***"DLGF Sales Trimmed"*** = detailed information of those sales the DLGF provided the county that required an explanation, 2. ***"Used Sales not on DLGF Rpt"*** = listing of sales that were also included in the study that occurred during the 2015 timeframe but were not on the DLGF Sales Reconciliation report that was received, 3-4-2015. Brown County is committed to using as many sales as possible. A total of 284 sales were used in the study. Multiple parcel sales accounted for 44 of the total sales used.

**Percent Change:**

My analysis does not find that any township groupings increased or decreased by 10% or greater.